



## Preliminary Estimate

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**Submitted to:**

**Submitted by:**

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### **Project Specifications**

1 bedroom, 1 bath addition, with crawlspace, approximately 425 sq ft.

### **General Project Contents**

#### PROJECT PREPARATION

- Obtain architectural and structural plans.
- Obtain necessary permits.

#### GENERAL DEMOLITION

- Demolish existing structure as necessary

#### EXCAVATION

- Excavate, backfill, and grade soil.
- Provide necessary dirt hauling.

#### CONCRETE

- Set forms and pour reinforced concrete footers and foundation walls
- Provide and install drain tile and sump pump for the new addition.
- Provide and install foundation dampproofing.



### FLOOR FRAMING

- Provide and install 11-7/8" TJI, 16"oc.
- Provide and install oriented strand board subfloor, 3/4".

### WALL FRAMING

- Provide and install framing with wood 2" x 4", 24"oc.
- Provide and install framing with wood 2" x 6", 16"oc.
- Provide and install exterior sheathing, oriented strand board, 1/2", and house wrap.

### ROOF FRAMING

- Provide and install scissors trusses, with 2" x 4" chords, 24"oc.
- Provide and install oriented strand board sheathing, 5/8".

### ROOFING

- Provide and install fiberglass shingles to match existing, with underlayment.
- Provide and install flashing on plumbing vents, drip edge, and valleys.
- Provide and install seamless aluminum gutters and downspouts.

### EXTERIOR DOORS

- Provide and install 6'0 single lite glass, french patio doors and lockset, (\$900 allowance).

### WINDOWS

- Provide and install vinyl windows, (\$2,500 allowance).

### SIDING AND AWNINGS

- Provide and install hardboard siding to match existing, with hardboard facia, soffit, and trim.

### PLUMBING

- Rough in 2 sinks.
- Rough-in 1 toilet.



- Rough-in 1 shower and 1 tub.
- Provide and install toilet, (\$225 allowance).
- Provide and install prefabricated shower pan, (\$450 allowance).
- Provide 2 sink faucets, (\$125 per fixture allowance).
- Provide shower faucet, (\$175 fixture allowance).
- Provide tub filler, (\$275 fixture allowance).
- Provide soaker tub, (\$1200 allowance).
- Provide and install shower door, (\$600 allowance).

### HEATING, VENTILATION, AIR CONDITIONING

- Install new supplies and returns, (\$8,000 HVAC subcontractor allowance).
- Provide and install 1 bathroom fan with light, (\$100 fixture allowance).

### ELECTRICAL

- Provide and install duplex outlet sets.
- Provide and install switch sets.
- Provide and install 3 way switch sets.
- Provide and install ceiling mount light boxes.
- Provide and install GFIC outlets.
- Provide and install 5 recessed fixtures.
- Provide and install 1 vanity light, (\$75 fixture allowance).
- Provide and install 2 exterior flood lights, (\$50 per fixture allowance).
- Provide and install 2 hardwired smoke detectors.
- Provide and install new circuits with AFCI and GFCI protection.



### INSULATION

- Provide and install insulation, unfaced, in walls, R-22.
- Provide and install insulation, kraft faced, in rafters, R-49.
- Provide and install insulation and vapor barrier in crawlspace.

### WALL COVERINGS

- Provide and install drywall, taped and finished, 1/2".

### INTERIOR DOORS

- Provide and install 4 interior pre-hung, hollow core doors, (\$120 per door allowance).
- Provide and install 4 door locksets, (\$35 per unit allowance).

### INTERIOR TRIM

- Provide and install MDF casing, (\$1.50/ ft allowance).
- Provide and install MDF base, (\$2.00/ ft allowance).
- Provide and install closet shelving and rods, melamine board, (\$200 material allowance).
- Provide and install 1 toilet paper holder, (\$25 allowance).
- Provide and install 1 towel bar, (\$30 allowance).
- Provide and install 1 towel ring, (\$20 per unit allowance)

### CABINETS AND COUNTERTOPS

- Provide and install 60" vanity cabinet with sinks and top, (\$1,400 allowance).

### FLOOR COVERING

- Provide and install engineered plank flooring, (\$4/ sq ft allowance).
- Provide and install bathroom tile flooring, (\$4/ sq ft allowance).



## PAINTING

- Paint exterior siding, fascia, soffit, and trim.
- Prime and paint drywall, doors, and trim.

## PROJECT FINALIZATION

- Clean interior and exterior work areas.
- Deliver and service dumpsters and portable toilet.

**Estimated Project Cost: \$220,000-\$250,000**